

Contact Information

USDA Rural Development Guaranteed Rural Housing
Website: http://www.rurdev.usda.gov/KS_RHS_SFH_GRTD.html
Eligibility: <http://eligibility.sc.egov.usda.gov>

To Learn More About the GRH program, contact:

Garden City Area Office
2106 E. Spruce
Garden City, KS 67846
Phone: 620-275-0211
Chelsea Morris, Ext. 1430
Debra Barrett, Ext. 1428
E-mail Address: Kansas-GRH@ks.usda.gov

Hays Area Office
2715 Canterbury Drive
Hays, KS 67601
Phone: 785-628-3081
Julie Miller, Ext. 1441
Megan Herman, Ext. 1446
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Manhattan Area Office
3705 Miller Parkway, Suite A
Manhattan, KS 66503
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Equal Housing Opportunity

GRH10_2012

Guaranteed Rural Housing Loans



United States Department of
Agriculture
Rural Development

USDA is an equal opportunity provider and employer.

Guaranteed Rural Housing Loan Program

The purpose of the Guaranteed Rural Housing (GRH) Loan program is to allow eligible low- and moderate-income rural residents to acquire modestly priced housing for primary residence. The program is available for the purchase and repair of existing and newly constructed homes.

USDA Rural Development's guarantee loan program is administered by a local lender who takes the application, processes it and determines the acceptability of the home to be financed. To find eligible GRH lenders in your area, contact Kansas-GRH@ks.usda.gov

Benefits of GRH Loans:

- No-down payment
- Most affordable 30-year fixed rate mortgage
- 100% financing
- May finance closing cost or repairs up to appraised value
- Funding fee may be financed above the appraised value
- Non-traditional credit is acceptable, approval is not based entirely on credit score
- No purchase price limit
- No limit on source or amount of contribution to closing costs
- No asset requirements
- Not restricted to first-time home buyers
- Purchase existing or new construction

GRH Annual Adjusted Household Income Limits*		
Counties	Family Size	
	1-4 Individuals	5-8 Individuals**
Douglas	\$82,250	\$108,550
Johnson, Leavenworth, Linn, Miami, Wyandotte	\$84,300	\$111,300
McPherson	\$78,800	\$104,000
Scott	\$78,400	\$103,500
Sumner	\$74,950	\$98,950
All Other Kansas Counties	\$74,750	\$98,650
* Adjusted per eligibility Website: http://eligibility.sc.egov.usda.gov		
**Add 8% of the 1-4 person limit for each person in excess of 8 individuals.		

Payment Comparison of Common Fixed-Rate Home Loan Products

\$100,000 Purchase Price

3.75% Interest Rate

Taxes and Insurance of \$225 per month

Loan Amount Calculator	USDA GRH	FHA
Sales Price	\$100,000	\$100,000
FHA 3.5% Down Payment	n/a	\$3,500
Base Loan	\$100,000	\$96,500
FHA Funding MIP Fin 1.75%	n/a	\$1,688
GRH Funding Fee Fin 2%	\$2,040	n/a
Maximum Loan Amount	\$102,040	\$98,188
Monthly Home Payment with a 30-year Fixed Loan at 3.75% Interest	USDA GRH	FHA
Principal & Interest	\$472.56	\$454.72
Hazard Insurance (\$900/year)	\$75.00	\$75.00
Property Taxes (\$1,800/year)	\$150.00	\$150.00
FHA Mtg Insurance (1.25%)	n/a	\$100.52
GRH Annual Fee (.40%)	\$33.73	n/a
Total Monthly Payment	\$731.29	\$780.24
Cash to Close (Estimate)	USDA GRH	FHA
Down Payment 3.5%	n/a	\$3,500
Closing Costs and Prepays **	\$4,475	\$4,380
Total cash to close	\$4,475	\$7,880
**USDA GRH-Seller allowed to pay closing cost.		